042.0	0003	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	925,000	/	925,000
USE VALUE:	925,000	/	925,000
ASSESSED:	925,000	/	925,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87	-89	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLAKE WILLIAM F-RUTH--ETAL
Owner 2:	BREEN BARBARA
Owner 3:	
Street 1:	87-89 PALMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,206 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1970, having primarily Wood Shingle Exterior and 2288 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5206.000	464,100		460,900	925,000
Total Card	0.120	464,100		460,900	925,000
Total Parcel	0.120	464,100		460,900	925,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.28 | /Parcel: 404.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	29034
GIS Ref	
GIS Ref	
Insp Date	04/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 042.0-0003-0010.A

!3532!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	464,100	0	5,206.	460,900	925,000	925,000	Year End Roll	12/18/2019
2019	104	FV	371,300	0	5,206.	489,800	861,100	861,100	Year End Roll	1/3/2019
2018	104	FV	371,300	0	5,206.	357,200	728,500	728,500	Year End Roll	12/20/2017
2017	104	FV	348,600	0	5,206.	311,100	659,700	659,700	Year End Roll	1/3/2017
2016	104	FV	348,600	0	5,206.	265,000	613,600	613,600	Year End	1/4/2016
2015	104	FV	317,900	0	5,206.	259,300	577,200	577,200	Year End Roll	12/11/2014
2014	104	FV	317,900	0	5,206.	213,200	531,100	531,100	Year End Roll	12/16/2013
2013	104	FV	330,500	0	5,206.	202,800	533,300	533,300		12/13/2012

PRINT

Date	Time
12/10/20	18:45:39

LAST REV

Date	Time
05/07/18	09:57:02
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3532

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13321-535		10/31/1977		66,000	No	No		N

USER DEFINED

Prior Id # 1:	29034
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	Inspected	BS	Barbara S
4/20/2018	MEAS&NOTICE	BS	Barbara S
1/6/2009	Meas/Inspect	345	PATRIOT
3/20/2000	Inspected	263	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Measured	197	PATRIOT
8/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5206		Sq. Ft.	Site		0	80.	1.11	1									460,943						460,900	

Total AC/HA:	0.11951	Total SF/SM:	5206	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	460,943	Spl Credit		Total:	460,900

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	25.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.99989998
Adj $ / SQ:	188.497
Other Features:	122500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622105
Depreciation:	158015
Depreciated Total:	464090

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	5	3	1
Totals			
2	10	5	

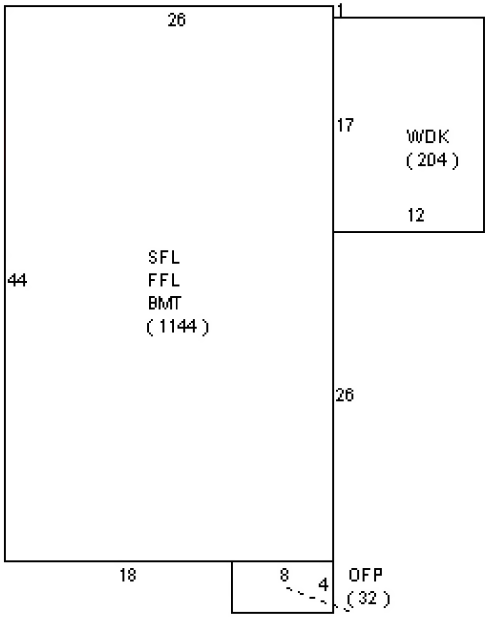
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.50
Special Features:	0	Val/Su Net:	126.53
Final Total:	464100	Val/Su SzAd	202.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	56.550	64,692
FFL	First Floor	1,144	188.500	215,640
SFL	Second Floor	1,144	188.500	215,640
WDK	Deck	204	10.900	2,224
OFP	Open Porch	32	44.000	1,408

Net Sketched Area:	3,668			Total:	499,604
Size Ad	2288	Gross Are	3668	FinArea	2288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: